

August 23, 2022

Mr. Doug Thomsen
City of Santee
10601 Magnolia Avenue
Santee, California 92071

Re: Airport Land Use Commission Consistency Determination – Construction
of Detached Residence at Terminus of Shadow Hill Road, City of Santee

Dear Mr. Thomsen:

As the Airport Land Use Commission (ALUC) for San Diego county, the San Diego County Regional Airport Authority (SDCRAA) acknowledges receipt of an application for a determination of consistency for the project described above. The area covered by this project lies within the Airport Influence Area (AIA) for the Gillespie Field Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with SDCRAA Policy 8.30 and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **conditionally consistent** with the Gillespie Field ALUCP based upon the facts and findings summarized below:

- (1) The project involves the construction of a new residence on an undeveloped property.
- (2) The proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The maximum height of the proposed project structure will be approximately 612 feet above mean sea level (27 feet above ground level). The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

- (4) The proposed project is located within Safety Zone 6. The ALUCP identifies residential uses located within Safety Zone 6 as compatible with airport uses.
- (5) The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, a means of overflight notification must be provided for the residential unit.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Gillespie Field ALUCP.
- (7) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.

This determination will be reported to the ALUC at its public meeting on October 6, 2022. Any determination rendered by the ALUC is limited to the project plans and descriptions submitted with the application and is not transferable to any revision of this or any similar, future project involving a change in land use, in building or crane height, or in building area in excess of 10 percent (provided area increase does exceed ALUCP standards) of any prior ALUC determination. Any change or exceedance in these characteristics requires a new consistency determination prior to decision-making consideration by the local agency.

Please contact Sid Noyce at (619) 400-2419 or snoyce@san.org if you have any questions regarding this letter.

Yours truly,



Ralph Redman
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA General Counsel
Brendan Reed, SDCRAA Director, Planning and Environmental Affairs
Marc Baskel, County of San Diego Airports